

MINUTES
INLAND WETLANDS AGENCY
NOVEMBER 13, 2013 - 7:00 P.M.
TOWN HALL ANNEX - COMMUNITY ROOM 2

I. ROLL CALL

Agency: Scott, Sutphen, Block, Ashworth, Furlong (7:02 p.m.), Williams (7:08 p.m.)
Staff: Jones, Silsby

The meeting was called to order by Chairperson Scott at 7:01 p.m.

II. PUBLIC COMMUNICATIONS - None

III. APPROVAL OF THE MINUTES OF October 23, 2013

MOTION: To approve the minutes of meeting of October 23, 2013 as presented.

Motion made by Sutphen, seconded by Block, so voted unanimously.

IV. NEW APPLICATIONS

1. Canzellarini Property, 340 Noank Road

Chad Frost of Kent & Frost Architecture, Soil Scientist Ian Cole, and owner, Richard Canzellarini were present for the application. The house, which is under construction, was approved by the Agency in 2004. The current proposal is to extend a drainage pipe whose discharge creates a channel that bisects the property and to install a rip rap splash pad and level spreader. Frost noted that the wetlands have been flagged and he reviewed the changes in the boundary.

Ian Cole explained why he flagged the wetland boundary at the base of the slope. He stated that the channel is not an intermittent watercourse and it only functions as a means to convey storm water from West Mystic Avenue.

The Agency expressed concern about placing rip rap and the level spreader in the wetlands.. They suggested other methods to convey the storm water. The expressed concerns about the force of the water flowing from the pipe and the lack of storm water renovation. The Agency noted that they will view the property on their own.

2. LBI Commercial Park, Building #4, 973 North Road

Patrick LaFayette of Development Solutions, LLC, representing Peter Legnos, reviewed the map showing the existing complex. The first building was built in the 1970's, the second built in 2004, and the third was approved in 2011 and not yet built. The proposal is to construct a 12,000 square foot metal building for manufacturing and warehousing. He reviewed pictures of the proposed campus and outlined the locations of the wetlands, the regulated area, the septic system and storm water drainage. A small amount of pavement is proposed within the upland review area. The proposed pavement is separated from the wetlands by an existing berm.

MOTION: To classify as a minor

Motion made by Block, seconded by Ashworth, so voted unanimously

V. NEW BUSINESS

1. Merritt Property Ball Fields, 35 and 0 Groton Long Point Road – Preliminary discussion

Chad Frost of Kent & Frost Architecture told the Agency that his firm has been hired by the Town to design a ball field complex on the Merritt property. The wetlands have been flagged and he asked the Agency to schedule a site walk so they could view the wetlands before there is snow on the ground. The design is in development and a permit application will be filed after the first of the year. Frost referred to the Town's Master Trail Plan and stated that the intent is to connect all recreational assets in the area together with a trail.

The Agency suggested that the significant stonewalls be retained and that work be proposed outside the 100 foot upland review area. They noted that parking lot development and the maintenance of fields could impact the wetlands. Frost noted that it is his intent to showcase the cultural history of the property and protect the resources on site.

A site walk was scheduled for Wednesday, December 4, 2013 at 2:00 p.m.

2. Seaport Community Church Subdivision – Jurisdictional Ruling

Staff reviewed plans for a three lot subdivision to create two new building lots and a lot for the existing Church building on land owned by Seaport Community Church, off Great Brook Road. The new building lots are more than 300 feet from the flagged wetlands. State statutes require Agency review of any subdivision with wetlands on the property.

MOTION: To find that the proposed subdivision involves no activities that require an inland wetland permit.

Motion made by Block, seconded by Ashworth, so voted unanimously

3. Stonington Referral, 45 Campground Road

Staff stated that this property is within 500 feet of the town border and the application has been referred to the Agency for review. The proposal includes paving some existing gravel roads.

The Agency had no comment on the application.

4. Report of Chair – None
5. Report of Staff

Staff stated that a POCD community meeting has been scheduled for Thursday, November 21, 2013 at 6:00 p.m. at the Town Hall Annex in Room 1.

VI. ADJOURNMENT

Meeting adjourned at 8:12 p.m.

Barbara Block, Secretary
Inland Wetland Agency

Prepared by Robin Silsby
Office Assistant II